File No. 20070219

WARRANTY DEED

LURA BRADY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires July 24, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Debbie A. Headway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2007.

Lura Brady
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick E. Nevill	Patrick E. Nevill	44-15-305
(NAME)	(NAME)	
1008 Hadley Ave.	4989 John Hager Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jeffrey F. Swinea and wife, Stacy D. Daniels Swinea, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick E. Nevill and wife, Katherine S. Nevill, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Section "D" Village of Old Hickory, as of record in Plat Book 1424, page 65, amended in Book 1853, page 281, Register's Office for said County, to which plat reference is made for a more complete description.

Being the same property conveyed to Jeffrey F. Swinea and wife, Stacy D. Daniels both unmarried, as joint tenants with the right of survivorship by deed from Annie L. Young, unmarried, dated October 28, 1994 and recorded on October 31, 1994 in Record Book 9506, page 48, Register's Office, Davidson County, Tennessee.

Subject to Release and Abandonment of Easement of record in Instrument #20020423-0050241, said Register's Office.

Subject to easement of record in Book 1976, Page 284, Book 1853, page 281, and Instrument #20020423-0050242, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1008 Hadley Ave., Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of August, 2007.

Davidson County DEEDWARR
Recvd: 08/17/07 12:40 2 pgs
Fees:13.00 Taxes:617.90
20070817-0098571

Jeffrey F. Swinea
Jeffrey F. Swinea

Stacy D. Daniels Swinea
Stacy D. Daniels Swinea

File No. 20070219

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey F. Swinea and wife, Stacy D. Swinea, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on August 15, 2007.

Lura Brady
Notary Public
My Commission Expires:

